



City of Albuquerque

Legislative File Number R-06-67 (version 3)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

F/S Adopting Interim Design Regulations For The Interim Development Management Area (Idma) That Exists Generally In An Area Bounded By Eubank Boulevard, Tramway Road, Interstate 40 And One Block South Of Central Avenue As Established In F/S (2) R-06-18 (Enactment No. R-2006-034); Temporarily Prohibiting Approval Of Permits And Business Registrations For Uses That Are Detrimental To The Welfare Of The Idma.

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WHEREAS, F/S (2) R-06-18 as adopted by the City Council and signed by the Mayor, requires the development of a Metropolitan Redevelopment Area Plan/Sector Development Plan for an area generally bordered by Eubank Boulevard, Tramway Road, Interstate 40 and one block south of Central Avenue defined in Exhibit A of F/S (2) R-06-18 (also attached as Exhibit A to this Resolution); and

WHEREAS, the City Council, as part of the planning process, required that development regulations for the IDMA (as delineated in Exhibit A attachments 1 and 2) are to be in place by May 28, 2006; and

WHEREAS, F/S (2) R-06-18 defines an IDMA as an area within the City of Albuquerque for which interim development regulations are developed and adopted to regulate development during the period when a new sector plan is under development or an existing sector plan is undergoing revision for the purpose of preventing development and or zone changes that would adversely impact the goals of the planning that is underway. The purpose of the IDMA is

to allow the City to advance the health, safety and welfare of the public and to further goals and policies adopted by the Council; and

WHEREAS, the Metropolitan Redevelopment Plan and the Sector Development Plan for the area within the IDMA delineated in Exhibit A should be submitted to the Environmental Planning Commission by March 2007 and to the City Council by May of 2007.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The following findings apply to the development of regulations for the IDMA delineated in Exhibit A:

A. Conditions are present in the built environment within the IDMA that threaten the economic, environmental, physical and social health and welfare of the area; these conditions include vacant lots and vacant buildings created by businesses exiting the area that could be replaced with businesses deleterious to the welfare and ability of the area to redevelop.

B. Section 14-13-2-3-B(2) ROA 1994 states that the City shall grow efficiently by developing where infrastructure and facilities exist, considering market absorption rates in different areas, including areas with antiquated and or premature platting and those areas undergoing redevelopment, locating more jobs where people reside and locating more residences where jobs exist, fostering community in older and newer neighborhoods and prioritizing the needs of older parts of Albuquerque in terms of vitality and development by encouraging infill and redevelopment that supports “centers and corridors”, especially transit-oriented corridors.

C. The City of Albuquerque/Bernalillo County Comprehensive Plan has identified Central Avenue and Juan Tabo Boulevard as “enhanced transit corridors.” This designation provides a foundation policy to redevelop the lands within the IDMA to achieve the best possible land use for transit and to better serve the needs of the citizens of Albuquerque.

D. Section II.B.5 of the Albuquerque/Bernalillo County Comprehensive

Plan contains numerous land use policies affecting corridors such as East Central, supporting quality infill development and redevelopment, balancing housing with land supply, encouraging quality site design and making full use of existing commercial zoning and its infrastructure.

E. Section II.D.4a (Corridor Implementation Technique #7) of the Albuquerque/Bernalillo County Comprehensive Plan states that in cooperation with the private sector there shall be developed [in Transit Corridors] a balanced program of regulations and incentives to attract jobs near housing concentrations, to target growth to corridors by priority, and encourage and support Business Improvement Districts.... Sections II.D.4b and II.D.4c state the City shall structure capital expenditures and land use regulations in support of creating additional housing and jobs within major transit and enhanced transit corridors, and will promote ongoing public/private cooperation necessary to create private market conditions that support intensified development of jobs and housing in these corridors.

F. Development proposals submitted for approval in the IDMA during the development of the Metropolitan Redevelopment Plan and the Sector Plan that are not consistent with the goals set forth in Policies II.D.4a7, II.D.4b and II.D.4c of the Albuquerque/Bernalillo County Comprehensive Plan or the intent of the planning process set forth in F/S (2) R-06-18 will impair the ability of the City to provide for the public's health, welfare and safety. Certain changes to land uses and economic activities are required within the IDMA so as to provide preventive measures and proactive guidelines that ensure such planning process can be completed.

Section 2. Upon the effective date of this resolution for a period of 12 months, the City shall not approve new applications within the IDMA delineated in Exhibit A for building permits for the following:

- a. Uses not permissive in the C-2 Zone and the C-3 Zone;
- b. Adult Amusement Establishment;
- c. Adult Store;

d. Automobile Dismantling Yard or similar use;

Section 3. Any application for building permit or design review shall meet all City design and land use requirements. In addition, the applicant shall comply with the design regulations set forth in Exhibit B of this resolution.

Section 4. Upon the effective date of this resolution for a period of 12 months, the City shall not approve applications for site development plans or special exceptions within the IDMA delineated in Exhibit A that do not meet the design regulations in Exhibit B of this resolution.

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